



ROB LETTS

PROPERTY
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Kirkstone Drive, York

Guide Price £300,000

2 1 2



RL0918 - Located in the ever-popular Burnholme area of York, this beautifully extended and well-presented home offers spacious and flexible accommodation throughout.

This charming property features two double bedrooms, a versatile third room ideal as a nursery or home office, and two inviting reception rooms, perfect for modern family living. The stylish breakfast kitchen was fitted in 2024 and is well-equipped with ample storage and solid wood work surfaces. The kitchen flows through to a bright dining room which has direct access to the rear garden via sliding patio doors. A convenient downstairs cloakroom/WC and a practical side lobby add to the home's thoughtful layout.

Upstairs, the main bedroom benefits from a bay window and plenty of natural light, while the second double bedroom overlooks the peaceful rear garden. The additional nursery or office room gives access to the decorated loft space with power and light via a pull down ladder and provides great versatility. The family bathroom is modern and well-fitted, with a full bath and overhead shower, finished with clean lines and a light, airy feel.

Outside, the property benefits a private driveway for two cars and a generous rear garden, complete with lawn, seating areas, a timber shed, and attractive woodland views – perfect for outdoor entertaining or relaxing in the sun.

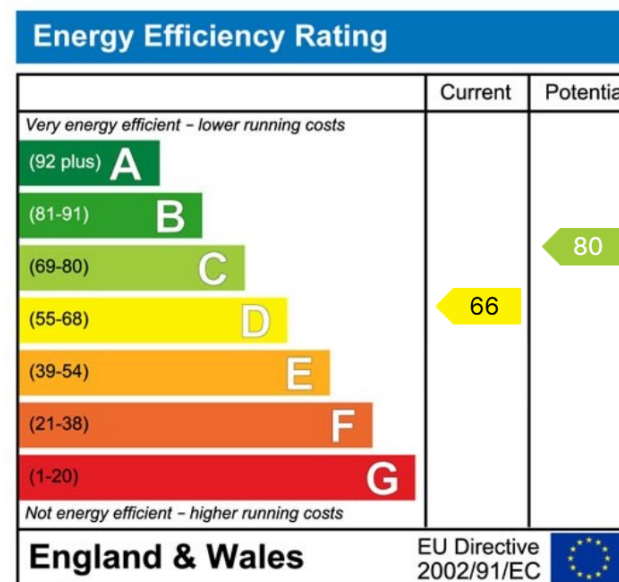




Total floor area: 92.1 sq.m. (991 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Extended 2-bedroom home with additional nursery/office room
- Stylish kitchen/diner with great storage and worktop space
- Raised patio seating area ideal for outdoor entertaining
- Off-street parking for two vehicles
- Useful loft space with power, light, and skylight
- Two spacious reception rooms – perfect for family living
- Beautifully maintained private rear garden with woodland views
- Downstairs WC and practical side lobby for added convenience
- Tastefully decorated bathroom with shower over bath
- Quote RL0918 when calling to book your viewing



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